

BOARD OF APPEAL REFERRALS

December 1, 1982

1. Z-5887 William Ray
739(r) Washington Street, Dorchester
2. Z-5893 Brendan P. Hoarty
49 Dighton Street, Brighton
3. Z-5894 Donald Travis
858-860 Morton Street, Mattapan
4. Z-5895 Stanley J. Krawec, Jr.
1295 River Street and 15 Providence Street, Hyde Park
5. Z-5903 Ruth Gay
121 Glenville Avenue, Allston
6. Z-5904 Southland Corporation
62-66 Charles Street, Boston
7. Z-5908 City of Boston Real Property Department
Crispus Attucks Children's Center
101-105 Crawford Street, Roxbury
8. Z-5911 Abbey Boylston Trust - David R. Epstein, Trustee
573-575 Boylston Street, Boston
9. Z-5915 Amber Enterprises, Inc.
574-584 Tremont Street, Boston
10. Z-5917 Maracas Distributors, Inc. / Ricardo Austrich
65 Green Street, Jamaica Plain
11. Z-5918 Agnes Saalfeld
179-193 South Street, Boston
12. Z-5919-5921 Ambrose J. Clifford Jr.
693-695 East Seventh Street and 724(r) East Eighth Street,
South Boston
13. Z-5922 Emerson College
303 Berkeley Street, Boston
14. Z-5923 Titian Trust - Richard Buck, Trustee
550 Tremont Street, Boston
15. Z-5924 Charles N. Squillante
271 Corey Street, West Roxbury
16. Z-5925 Adams Corner, Inc. / Gerard Adomunes
772-778 Adams Street and 204-206 Minot Street, Dorchester
17. Z-5927 David J. Abdou
5201-5203 Washington Street, West Roxbury
18. Z-5929 James A. Murphy & Son Funeral Home Inc.
1020 Dorchester Avenue, Dorchester
19. Z-5931 Elizabeth Buckley
33 Marine Road, South Boston
20. Z-5932 Philip S. and Barbara Ryan
19(r) Greylock Road, Allston
21. Z-5933 Angelo Prezioso
16 Swan Avenue, East Boston
22. Z-5934-5935 Trustees of Boston University
12-14 and 22 Babbitt Street, Boston
23. Z-5936 1410-1420 Centre Street, Inc.
1410-1420 Centre Street, Roslindale

MEMORANDUM

December 1, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/7/82

Z-5887
 William Ray
 739(r) Washington Street, Dorchester
 near Dunbar Avenue

One-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business <u>L-1</u>	waterfront _____
	single family _____		manufacturing _____

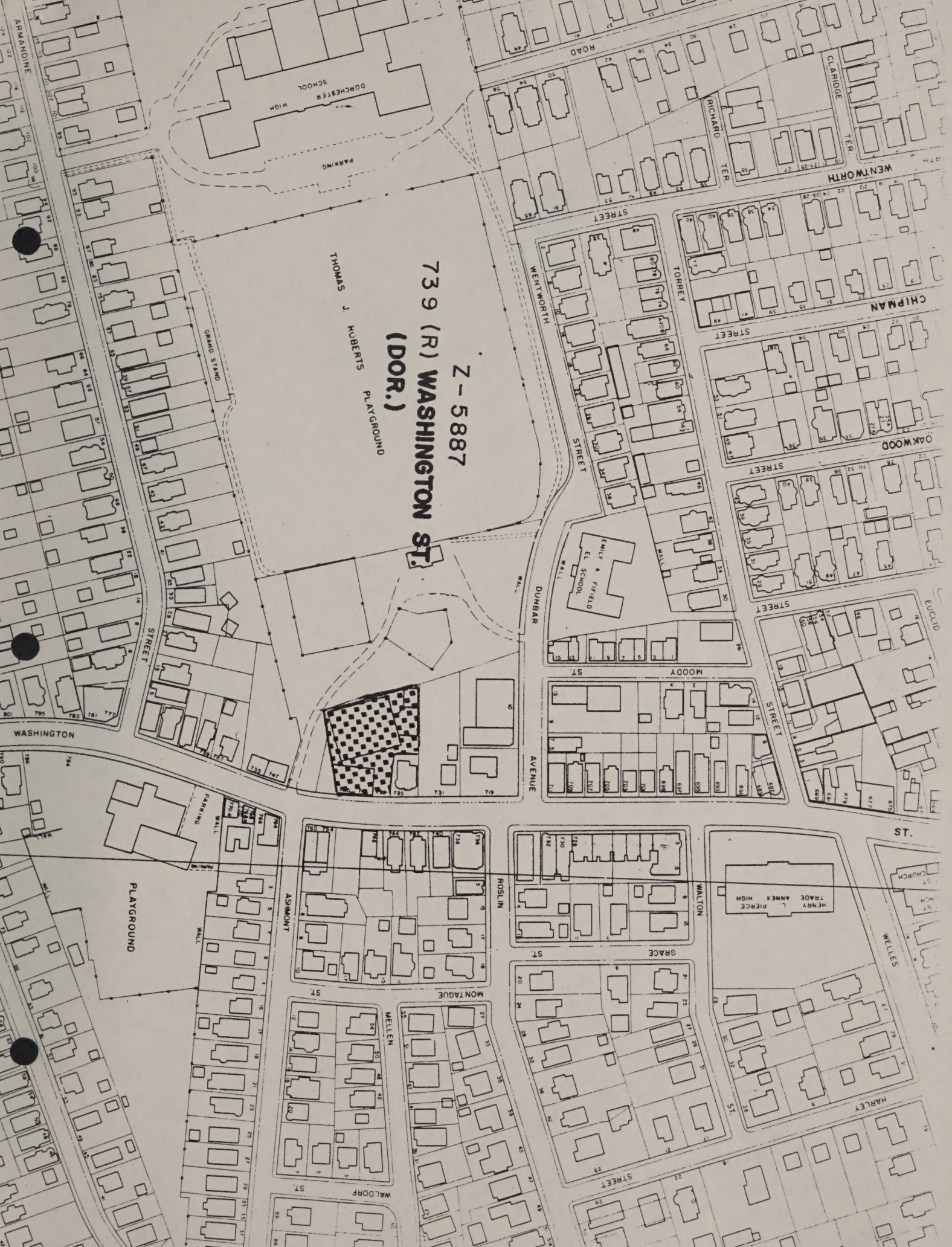
Purpose: change occupancy from garage, storage and mixture of chemicals to repair shop—auto body garage and outdoor sale and display of used cars.

Violation(s):

Change in nonconforming use.

Proposed automotive uses are not consistent with predominantly residential neighborhood. Primary concerns of abutters and residents are increased vehicular traffic and evening operating hours. Recommend denial.

VOTED: In reference to petition Z-5887, William Ray, 739(r) Washington Street, Dorchester, for a change in nonconforming use for change of occupancy from garage, storage and mixture of chemicals to repair shop—auto body garage and outdoor sale and display of used cars in local business (L-1) and residential (R-.8) districts, the Boston Redevelopment Authority recommends denial. Automotive uses are not consistent with predominantly residential neighborhood. Primary concerns of abutters and residents are increased traffic and evening operating hours.



Z-5887

739 (R) WASHINGTON ST.

(DOR.)

THOMAS J. HUBERTS
PLAYGROUND

DORCHESTER
HIGH SCHOOL

EMILY A. FIFE
EL. SCHOOL

HENRY L. PIERCE
TRADE ANNEX HIGH

PLAYGROUND

WASHINGTON

ST.

WELLES

HARLEY

WALTON

GRACE

STREET

ROSLIN

MONTAGUE

MELLEN

WALDORF

ASHMONT

WALL

PARKING

GRAND STAND

DUNBAR

AVENUE

STREET

WENTWORTH

TORREY

STREET

CHIPMAN

OAKWOOD

STREET

STREET

EUCUID

STREET

ST.

MOODY

STREET

ARMANDINE

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5893

Brendan P. Hoarty

49 Dighton Street, Brighton

near Chestnut Hill Avenue

2½-story structure

District(s): apartment _____ general business _____ industrial _____
 residential R-.5 local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from one-family dwelling to one-family dwelling
 and outdoor storage of contractor's equipment.

Violation(s):

Outdoor storage of contractor's equipment is forbidden use.

Storage of landscaping equipment in rear of residence is incompatible with predominantly residential neighborhood and could present hazardous conditions to children attending adjacent elementary school. There is abutter and community opposition. Recommend denial.

VOTED: In reference to petition Z-5893, Brendan P. Hoarty, 49 Dighton Street, Brighton, for a forbidden use for change of occupancy from one-family dwelling to one-family dwelling and outdoor storage of contractor's equipment in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Storage of landscaping equipment in rear of residence is incompatible with predominantly residential neighborhood and could present hazardous conditions to children attending adjacent elementary school. Abutter and community opposition existing.



TENNIS COURT

BRIGHTON BR POST OFFICE

BRIGHTON CONGREGATIONAL CHURCH

BRIGHTON EL SCHOOL

DELANEY CIRCLE

49 DIGHTON ST.
(BRV) 2-5893

PLAYGROUND

Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5894
Donald Travis
858-860 Morton Street, Mattapan
at Hannon Street

One-story structure.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: install four video and two pinball machines in existing store.

Violation(s):

Video and pinball machines are forbidden in L-.5 district.

"Family House" variety store has current permits from Licensing Division for three video and three pinball machines and proposes to exchange one pinball for a video machine. No objection to proposed change. Recommend approval.

VOTED: In reference to petition Z-5894, Donald Travis, 858-860 Morton Street, Mattapan, for a forbidden use to install four video and two pinball machines in existing store in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. "Family House" variety store has current permits from Licensing Division for three video and three pinball machines.



Z-5894

858-60 MORTON ST

(MATT)

Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5895

Stanley J. Krawec, Jr.
1295 River Street and 15 Providence Street,
Hyde Park

Two-story structure

District(s):	apartment_____	general business B-1_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: use premises for storage, display and sale of used cars.

Violation(s):

Outdoor sale and display for sale of used motor vehicles is conditional use.

It is proposed to wholesale vehicles to dealers in area and retail antique and/or similar cars not usually found on used car lots. Recommend approval with provisos.

VOTED: In reference to petition Z-5895, Stanley J. Krawec, Jr., 1295 River Street and 15 Providence Street, Hyde Park, for a conditional use to use premises for storage, display and sale of used cars in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the use be limited to wholesale of vehicles to local dealers and retail of antique and/or similar cars; that plans be submitted for design review.



Z-5895
1295 RIVER ST.
15 PROVIDENCE ST
(H.P.)

Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5903
Ruth Gay
121 Glenville Avenue, Allston
near Allston Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy: three-family dwelling.

Violation(s):

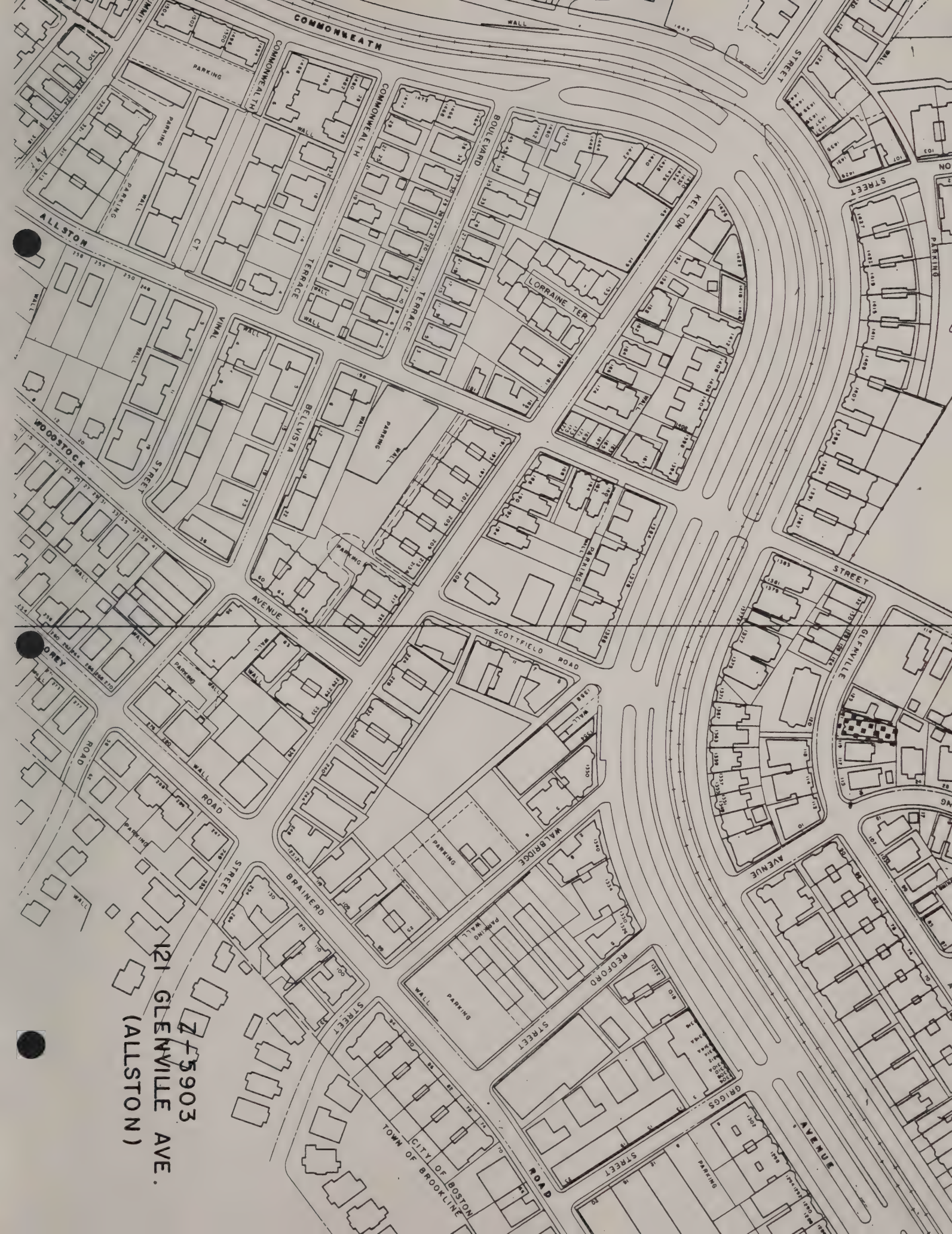
Dwelling converted for more families which meets at least one half of the lot area requirement is a conditional use.

Lot area is insufficient.

No record of legal occupancy. Proposal is consistent with similar properties on street. Recommend approval.

VOTED: In reference to petition Z-5903, Ruth Gay, 121 Glenville Avenue, Allston, for a conditional use and variance to legalize occupancy as three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Three-family occupancy is consistent with similar properties on street.

7-5903
121 GLENVILLE AVE.
(ALLSTON)



Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5904
Southland Corporation
62-66 Charles Street, Boston
near Mt. Vernon Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2-65 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three retail stores to retail stores and take-out.

Violation(s):

Sale over counter of on-premises-prepared food or drink for off-premises consumption if as so sold such food or drink is ready for take-out is a conditional use.

Although Beacon Hill Civic Association has given tentative approval to the proposal, with a number of conditions, there is still mixed community reaction. Recommend denial without prejudice.

VOTED: In reference to petition Z-5904, Southland Corporation, 62-66 Charles Street, Boston, for a conditional use for change of occupancy from three retail stores to retail stores and take-out in a local business (L-2-65) district, the Boston Redevelopment Authority recommends denial without prejudice. Although Beacon Hill Civic Association has given tentative approval to the proposal with a number of conditions, there is still mixed community reaction.



Z-5904
62-66 CHARLES ST
(B.P.)

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5908

City of Boston Real Property Department
 Crispus Attucks Children's Center
 101-105 Crawford Street, Roxbury
 near Harold Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

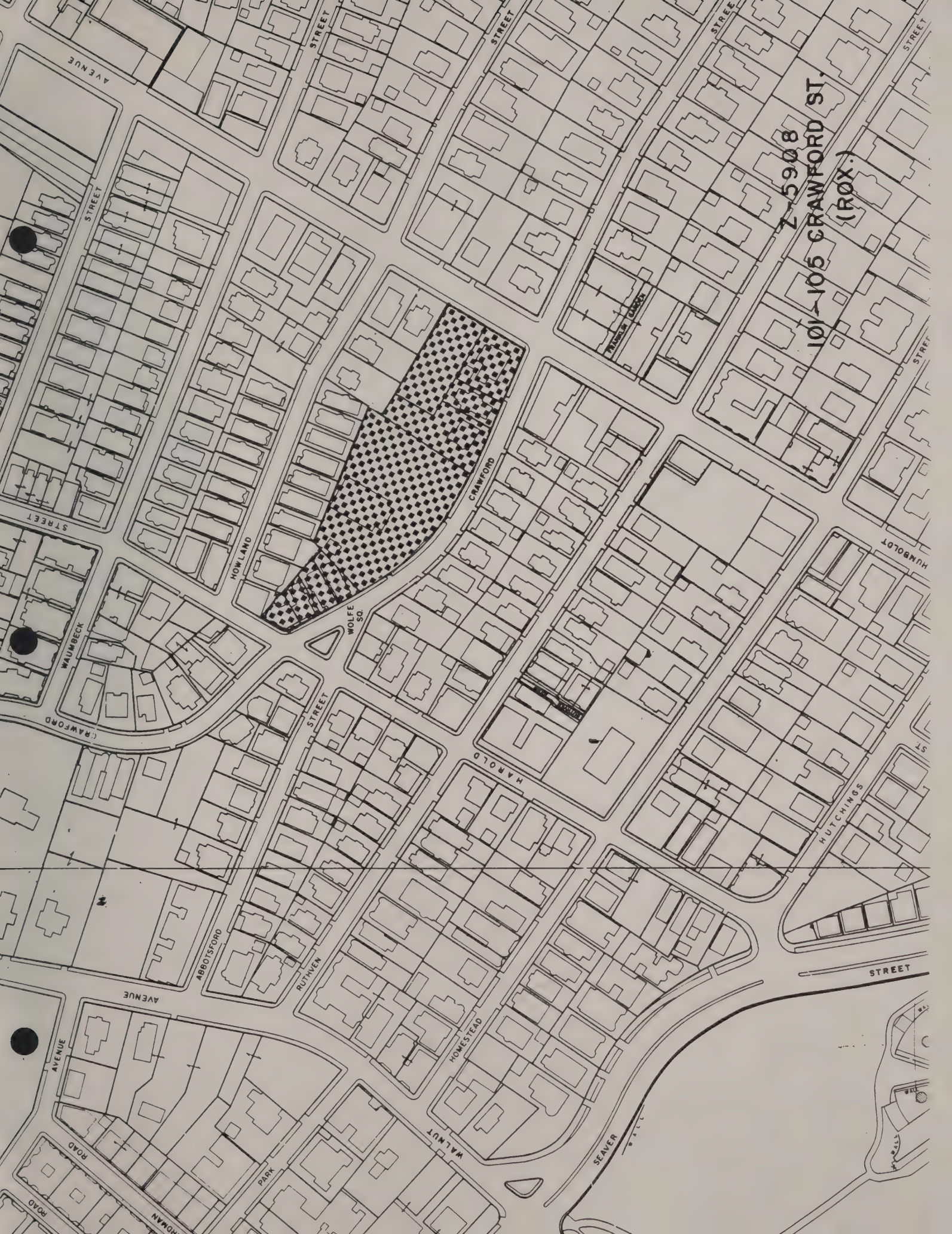
Purpose: increase capacity of day care center from 130 to 195 children.

Violation(s):

Change in conditional use.

Proposal will allow day care facility to help meet State Department of Social Services request to provide additional accommodations in this neighborhood for low income children. Recommend approval.

VOTED: In reference to petition Z-5908, Crispus Attucks Children's Center, 101-105 Crawford Street, Roxbury, for a conditional use to increase capacity of day care center from 130 to 195 children in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal will allow day care facility to help meet State Department of Social Services request to provide additional accommodations in this neighborhood for low income children.



Z-5908

101-105 CRAWFORD ST.

(R0X.)

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5911

Abbey Boylston Trust

David R. Epstein, Trustee

573-575 Boylston Street, Boston

near Dartmouth Street

Eight-story structure

District(s): apartment _____ general business B-10-155 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect private garage in basement of office-retail structure.

Violation(s):

Parking garage is conditional use.

Office structure is undergoing complete renovation. Proposal will accommodate sixteen parking spaces in the basement for tenants. Entrance and exit will be from alley behind building running parallel to Boylston Street. Recommend approval with proviso.

VOTED: In reference to petition Z-5911, Abbey Boylston Trust, 573-575 Boylston Street, Boston, for a conditional use to install private garage in office-retail structure in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5915
Amber Enterprises, Inc.
574-584 Tremont Street, Boston
near Union Park

District(s): apartment H-3 general business industrial
 residential local business waterfront
 single family manufacturing

Purpose: increase capacity of restaurant from 59 to 69 persons.

Violation(s):

Extension of nonconforming use.

Expansion into vacant store will accommodate thirty seats; remaining twenty will be seasonal sidewalk tables. Area is mixed commercial-residential. No neighborhood response. Recommend approval with proviso.

VOTED: In reference to petition Z-5915, Amber Enterprises, Inc., 574-584 Tremont Street, Boston, for an extension of a nonconforming use to increase capacity of restaurant from 19 to 69 persons in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-5915

574-584 TREMONT ST.
(B.P.)

Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5917
Maracas Distributors, Inc.
Ricardo Austrich
65 Green Street, Jamaica Plain
near Alfred Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from repair shop garage to garage and warehouse.

Violation(s):

Warehouse is forbidden in an L-1 district.

Facility would be used for storage of candy and bakery goods. Proposal is more appropriate than former repair garage and will help to stabilize a declining neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-5917, Maracas Distributors, Inc., 65 Green Street, Jamaica Plain, for a forbidden use for change of occupancy from repair shop garage to garage and warehouse in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that delivery traffic occur between 7 A.M. and 8 P.M. Warehouse for storage of candy and bakery goods is more appropriate than former repair garage and will help to stabilize a declining neighborhood.



Z-5917
65 GREEN ST.
(J.P.)

Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5918
Agnes Saalfeld
179-193 South Street, Boston
near Beach Street

Five-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-8

Purpose: change occupancy from mercantile to warehouse, offices,
retail stores, and artist studio dwelling unit.

Violation(s):

Dwelling unit is forbidden use.

Petition will legalize occupancy condition existing for several years
and consistent with other properties in the area. Recommend approval.

VOTED: In reference to petition Z-5918, Agnes Saalfeld,
179-193 South Street, Boston, for a forbidden use
for change of occupancy from mercantile to warehouse,
offices, retail stores, and artist studio dwelling
unit in a manufacturing (M-8) district, the Boston
Redevelopment Authority recommends approval. Peti-
tion will legalize occupancy condition existing
for several years and consistent with other prop-
erties in the area.



SUMNER

ST.

AV.

LINCOLN

BEACH

KNEELAND

UTICA

UTICA PL.

SOUTH

ATLANTIC

STREET

EAST

STREET PL.

EAST

STREET

STREET

WAVENY PLACE

EXP. ENTRANCE

STREET

HIGH

DEWEY

SQUARE

APPROXIMATE

PLATFORMS

BULKHEAD

SOUTH STATION

PARKING AREA

PURCHASE

EXP. ENTRANCE

PARKING AREA

DORCHESTER

THALMANWAY

TELL STREET

ALONG

LINE

STREET

PLACE

GILBERT

AVENUE

POINT

PARKING AREA

Z-5818

179-193 SOUTH ST.

(B.P.)

Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5919-5921
Ambrose J. Clifford, Jr.
693-695 East Seventh Street and
724(r) East Eighth Street, South Boston

Three-story and two-story structures.

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide: change occupancy from milk shed to two apartments.

Violation(s):

Lot area, lot width, street frontage, open spaces, and side yard are insufficient.

Floor area ratio is excessive.

Conversion of rear shed-garage will create an unwanted precedent for similar properties in the area. South Boston Citizen's Association is opposed. Recommend denial.

VOTED: In reference to petitions Z-5919-5921, Ambrose J. Clifford, Jr., 693-695 East Seventh Street and 724(r) East Eighth Street, South Boston, for eleven variances to subdivide and change occupancy from milk shed to two apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Conversion of rear shed-garage will create an unwanted precedent for similar properties in the area. South Boston Citizen's Association is opposed.



CHURCH OF OUR SAVIOUR

AVENUE

GASTON SCHOOL (E.L.)

CUTLER COURT

JOSEPH TACKERMAN SCHOOL

STREET

FIFTH

SCOTT PLACE

SIXTH

MONKS STREET

PETERS STREET

SEVENTH

OLIVER MAZARD PERRY SCHOOL

STREET

ROAD

Z-5919-21

693-698 E. SEVENTH ST.
724(R) E. EIGHTH ST.
(S.B.)

Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5922
Emerson College
303 Berkeley Street, Boston
at Beacon Street

Four-story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from school library to college (classrooms
and faculty offices).

Violation(s):

Change in pre-existing conditional use.

Building has been used as a school, a dormitory, and a library since 1943.
No exterior changes proposed. Recommend approval.

VOTED: In reference to petition Z-5922, Emerson College,
303 Berkeley Street, Boston, for a conditional use
for change of occupancy from school library to
college in an apartment (H-3-65) district, the
Boston Redevelopment Authority recommends approval.
Building has accommodated educational uses since
1943. No exterior changes.



Z-5922

303 BERKELEY ST.
(B.P.)

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5923
Titian Trust
Richard Buck, Trustee
550 Tremont Street, Boston
at Waltham Street

3½-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

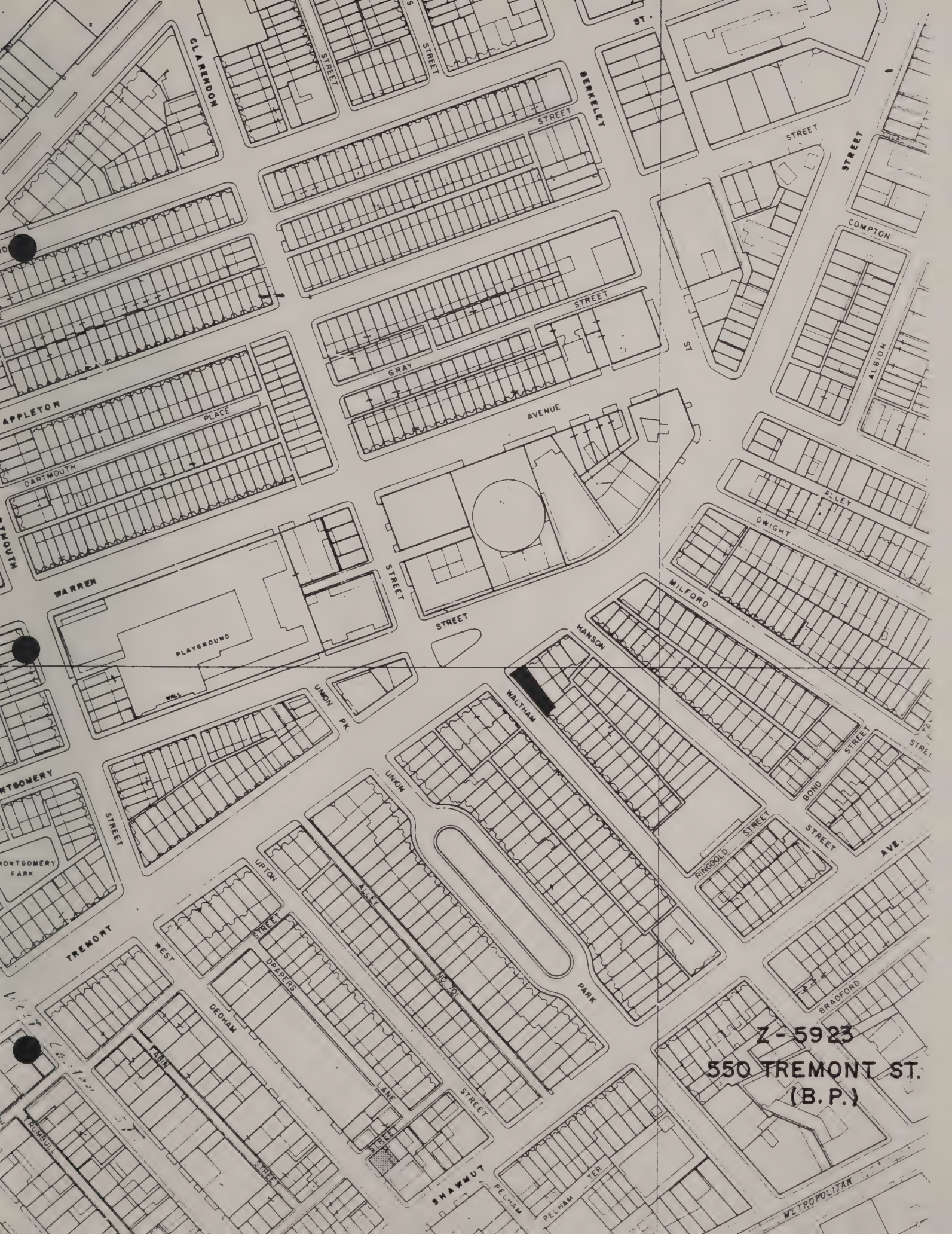
Purpose: change occupancy from three apartments and store to three
apartments and restaurant.

Violation(s):

Change in nonconforming use.

Proposed 48-seat eat-in restaurant is consistent with mixed commercial-
residential area. No neighborhood response. Recommend approval with
proviso.

VOTED: In reference to petition Z-5923, Titian Trust,
550 Tremont Street, Boston, for a change in
nonconforming use for change of occupancy from
three apartments and store to three apartments
and restaurant in an apartment (H-3) district,
the Boston Redevelopment Authority recommends
approval provided plans are submitted to the
Authority for design review.



Z-5923
550 TREMONT ST.
(B.P.)

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5924
Charles N. Squillante
271 Corey Street, West Roxbury
near Weld Street

1½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: erect one-story addition to a one-family dwelling.

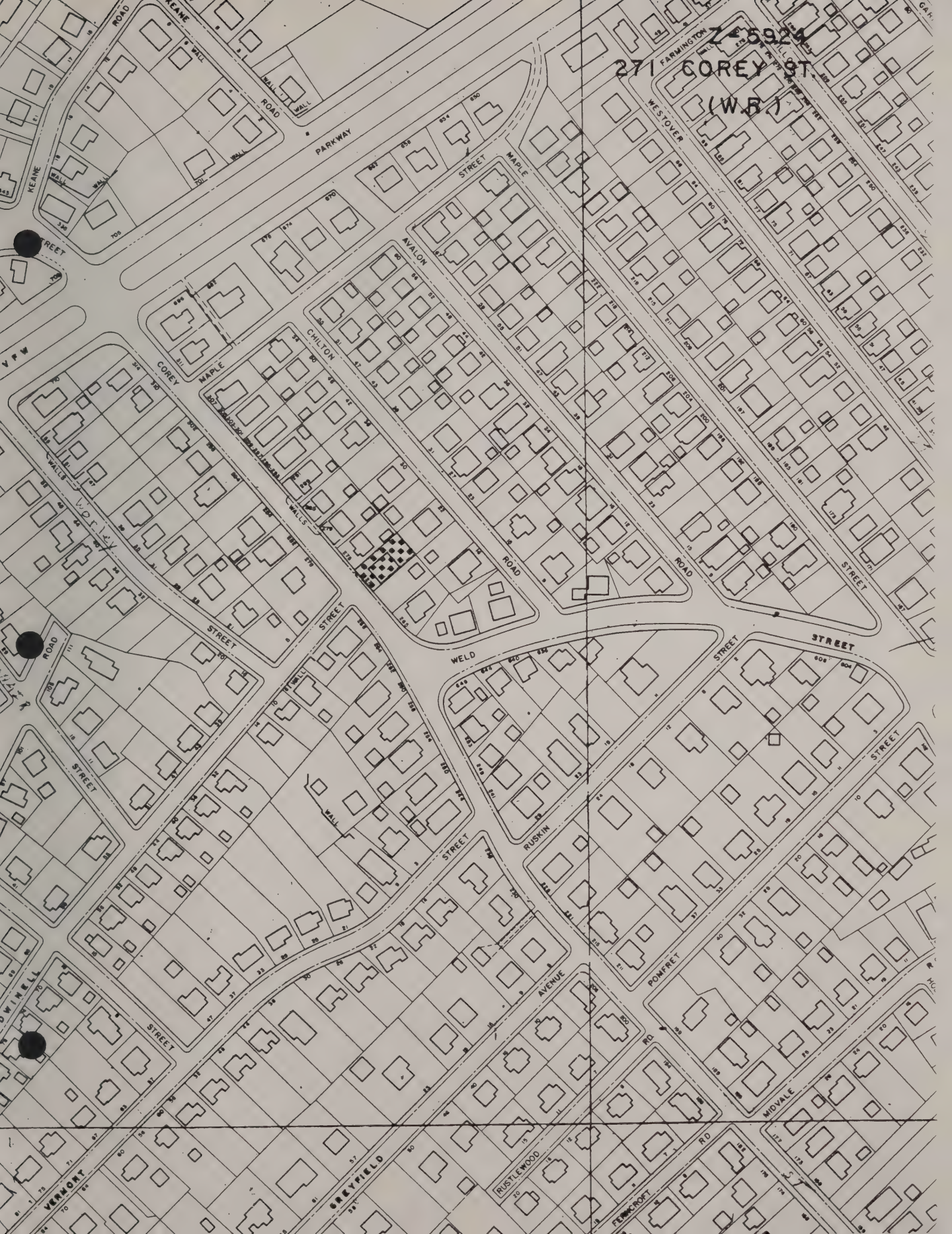
Violation(s):

Floor area ratio is excessive.

Side and rear yards are insufficient.

Rear addition will provide bedroom for family member. No neighborhood opposition. Recommend approval.

VOTED: In reference to petition Z-5924, Charles N. Squillante, 271 Corey Street, West Roxbury, for three variances to erect a one-story addition to a one-family dwelling in a single -family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition will provide bedroom for family member. No adverse impact.



271 COREY ST
(W.B.)

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5925
Adams Corner, Inc.
Gerard Adomunes
772-778 Adams Street and 204-206 Minot
Street, Dorchester

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____L-1_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two apartments, stores, and office to store, restaurant, and offices; erect addition.

Violation(s):

- Floor area ratio is excessive.
- Rear yard and off-street parking is insufficient.

Vacant apartments will be converted to professional offices. Rear expansion will provide freezer and restaurant space. Exterior of building will be renovated. Cedar Grove Association has reviewed plans and supports proposal. Recommend approval.

VOTED: In reference to petition Z-5925, Adams Corner, Inc., 772-778 Adams Street and 204-206 Minot Street, Dorchester, for three variances for change of occupancy from two apartments, stores, and office to store, restaurant, and offices and erect addition in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Development will enhance commercial district and has support of Cedar Grove Association.



772-78 ADAMS ST.
204-06 MINOT ST.
(DOR.)

Z-5925

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5927

David J. Abdou

5201-5203 Washington Street, West Roxbury
at Grove Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: use premises for display of used motor vehicles.

Violation(s):

Outdoor sale and display for sale of motor vehicles is forbidden use.

Petitioner operates repair shop garage at site. Proposed used car sales would be detrimental to the general area. The intersection of Washington and Grove Streets is already hazardous and use will intensify congestion, thus adding to existing serious traffic conditions. Recommend denial.

VOTED: In reference to petition Z-5927, David J. Abdou, 5201-5203 Washington Street, West Roxbury, for a forbidden use to use premises for display of used motor vehicles in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposed used car sales would be detrimental to the general area. The intersection of Washington and Grove Streets is already hazardous and use will intensify congestion, thus adding to existing serious traffic conditions.



Z-5927
5201-5203 WASHINGTON ST.
(W.R.)

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5929

James A. Murphy & Son Funeral Home Inc.
1020 Dorchester Avenue, Dorchester
near Romsey Street

2½-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u>L-.5</u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: erect one-story addition.

Violation(s):

Extension of pre-existing conditional use.

Addition to funeral home for storage of caskets will be erected over rear garage. Plans have been reviewed with abutters and residents. No objections. Recommend approval with proviso.

VOTED: In reference to petition Z-5929, James A. Murphy & Son Funeral Home Inc., 1020 Dorchester Avenue, Dorchester, for a conditional use to erect a one-story addition to a garage in local business (L-.5) and apartment (H-1) districts, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-5929
1020 DORCHESTER AVE
(DOR.)

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5931
Elizabeth Buckley
33 Marine Road, South Boston
near I Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from four to five families.

Violation(s):

Dwelling converted for more families which meets at least one half of lot area and open space requirements is a conditional use.

Lot area and open space are insufficient.

Proposal is incompatible with existing neighborhood density and would create an undesirable precedent. South Boston Citizens Association is opposed. Recommend denial.

VOTED: In reference to petition Z-5931, Elizabeth Buckley, 33 Marine Road, South Boston, for a conditional use and two variances for change of occupancy from four to five families in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal is incompatible with existing neighborhood density and would create an undesirable precedent. South Boston Citizens Association is opposed.



Z - 5931
33 MARINE RD.
(S.B.)

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5932

Philip S. and Barbara Ryan
19(r) Greylock Road, Allston
near Glenville Avenue

1½-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from barn to one-family dwelling.

Violation(s):

Lot area, access to building, distance between buildings, and side and rear yards are insufficient.

Petition will legalize existing condition. No significant impact.
Recommend approval.

VOTED: In reference to petition Z-5932, Philip S. and Barbara Ryan, 19(r) Greylock Road, Allston, for five variances for change of occupancy from barn to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Condition existing. No significant impact.



ANLEY A. RINGER
PLAYGROUND

2-5932

19(R) GREENOCK RD.

(ALLSTON)

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5933
Angelo Prezioso
16 Swan Avenue, East Boston
near Palermo Street

Two-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from one- to two-family dwelling

Violation(s):

In variance with former decision of Board of Appeal..

Dwelling converted for more families which does not meet the requirements of lot area is a forbidden use.

Lot area is insufficient.

Petitioner has not submitted evidence to support conversion. Recommend denial.

VOTED: In reference to petition Z-5933, Angelo Prezioso, 16 Swan Avenue, East Boston, for a forbidden use and two variances for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Petitioner has not submitted evidence to support conversion.

DRIVE
THEAT



Z-5933
16 SWAN AVE.
(E.B.)

MUD

Board of Appeal Referrals 12/1/82

Hearing: 12/14/82

Z-5934-5935

Trustees of Boston University
 12-14 and 22 Babbitt Street, Boston
 at Cummington Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: combine lots; erect one-story addition; erect four-story school structure.

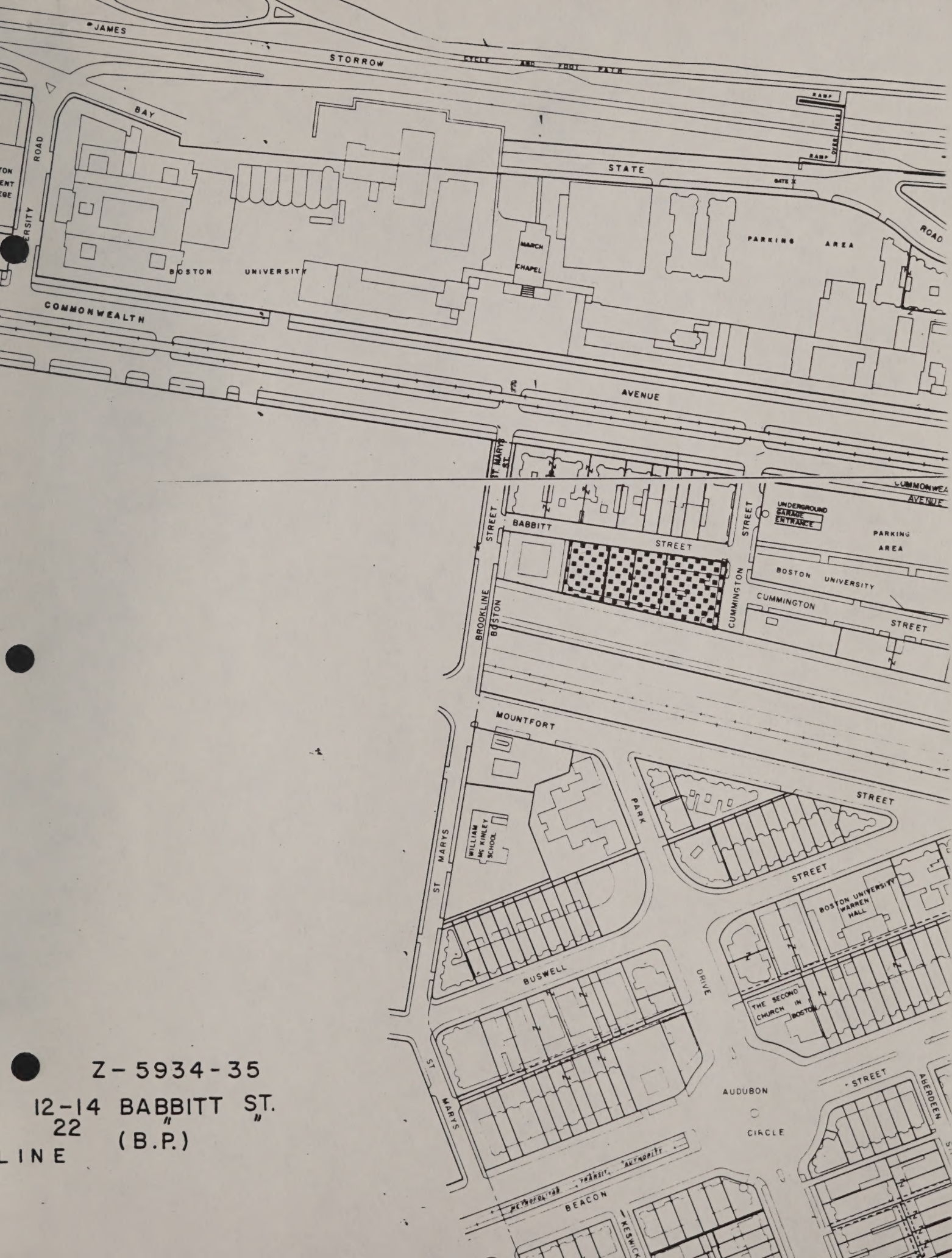
Violation(s):

University is conditional use.

Floor area ratio is excessive.

Development will provide instructional, research, office, and study facilities for expanding College of Engineering, relieving existing crowded conditions. Property is owned by the University and is within the campus area of the City-B.U. Cooperation Agreement. Recommend approval with proviso.

VOTED: In reference to petitions Z-5934-5935, Trustees of Boston University, 12-14 and 22 Babbitt Street, Boston, for two conditional uses and two variances to combine lots and erect a one-story addition and a four-story school structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-5934-35

12-14 BABBITT ST.
22 (B.P.)

LINE

Board of Appeal Referrals 12/1/82

Hearing: 12/7/82

Z-5936

1410-1420 Centre Street, Inc.

1410-1420 Centre Street, Roslindale
at Knoll Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: install two video games in restaurant.

Violation(s):

Video games are forbidden use.

Facilities are existing. No neighborhood opposition. Recommend approval.

VOTED: In reference to petition Z-5936, 1410-1420 Centre Street, Inc., 1410-1420 Centre Street, Roslindale, for a forbidden use to install two video games in restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Video facilities are existing. No neighborhood opposition.



1410-20 CENTRE ST
(PROS.)
2-5936

